

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20507 - APPLICANT/OWNER: LIVEWORK, LLC

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20502) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate the additional right-of-way on Charleston Boulevard adjacent to this site necessary for a 50-foot half street, the additional right-of-way necessary for a total radius of 25 feet on the southwest corner of Charleston Boulevard and 4th Street, and the southeast corner of Charleston Boulevard and 3rd Street prior to the issuance of any permits. In addition grant pedestrian access easements for all sidewalks located outside of public street right-of-way on the map for this site.
4. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site, except as amended by Conditions of Approval related to this project.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically

noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial) to C-1 (Limited Commercial) on 2.67 acres at the southwest corner of Charleston Boulevard at Fourth Street. The project site currently consists of commercial retail and office uses.

The proposed rezoning to the C-1 (Limited Commercial) zoning district is consistent with the MXU (Mixed Use) General Plan designation. The proposed mixed use development is appropriate for a C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit (SUP-20519) and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/95	The City Council Approved a Rezoning (Z-0037-94) from R-1 (Single Family Residence) to C-1 (Limited Commercial) on a portion of the subject site. The Planning Commission recommended approval.
12/20/95	The City Council Approved a Rezoning (Z-0093-95) from R-4 (Apartment Residence) to C-1 (Limited Commercial) on a portion of the subject site. The Planning Commission recommended approval.
04/03/96	The City Council granted the appeal of a Board of Zoning Adjustment denial thereby approving a Special Use Permit (U-0008-96) for a 14 foot by 24 foot Off-Premise Advertising (Billboard) Sign on the subject property.
10/01/03	The City Council Approved a Site Development Plan Review (SDR-2784) 12,103 square foot office building on a portion of 2.18 acres adjacent to the southwest corner of Charleston Boulevard and Fourth Street. The Planning Commission and staff recommended approval.
04/26/07	<p>The Planning Commission recommended approval of companion items SUP-20519, SDR-20492, VAC-20522 and SDR-20502 concurrently with this application.</p> <p>The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #54/rts).</p>

<i>Related Building Permits/Business Licenses</i>	
06/01/86	A business license for a Q13 (Law Firm or Law Office – Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00709) was re-issued due to a change of location on 06/25/98 with no apparent Planning and Development review.
10/02/91	A business license for an I04 (Insurance Agent – Any individual, firm, or corporation appointed by an insurer to solicit applications for insurance, annuity contracts or to negotiate for such contracts on behalf of the insurer) category license was processed in by the Department of Finance and Business Services. This license (I04-03034) was issued by Business Services on 11/08/91 and was re-issued due to a license re-classification on 02/27/04 with no apparent Planning and Development review.
02/11/94	A business license for a Q13 (Law Firm or Law Office – Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00719) was issued by Business Services on 02/28/94 and was re-issued due to a change of location on 02/22/96 with no apparent Planning and Development review.
03/23/95	A business license for an I04 (Insurance Agent – Any individual, firm, or corporation appointed by an insurer to solicit applications for insurance, annuity contracts or to negotiate for such contracts on behalf of the insurer) category license was processed in by the Department of Finance and Business Services. This license (I04-03035) was issued by Business Services on 04/21/95 with no apparent Planning and Development review.
05/25/95	A business license for an I04 (Insurance Agent – Any individual, firm, or corporation appointed by an insurer to solicit applications for insurance, annuity contracts or to negotiate for such contracts on behalf of the insurer) category license was processed in by the Department of Finance and Business Services. This license (I04-02273) was issued by Business Services on 06/02/95 with no apparent Planning and Development review.
08/12/96	A business license for a M01 (Maintenance Services: Janitorial – Janitorial, cleaning, or maintenance services. Includes carpet cleaning and swimming pool/spa maintenance, but does not include contracting, lawn and landscape maintenance, construction cleanup, or tree trimming) category license was processed in by the Department of Finance and Business Services. This license (M01-05281) was issued by Business Services on 08/16/96 with no apparent Planning and Development review.

01/15/97	A business license for a T07 (Travel & Ticket Agency – Any person in the business of purchasing and reserving hotel accommodations, transportation, show tickets, entertainment or other vacation incidentals for tourists or other persons) category license was processed in by the Department of Finance and Business Services. This license (T07-00541) was originally issued by Business Services on 02/04/97 and was re-issued due to a change of location on 09/25/98 with no apparent Planning and Development review.
12/19/97	A business license for a J01 (Jewelry Sales and Repairs – A business which sells new jewelry or repairs jewelry) category license was processed in by the Department of Finance and Business Services. This license (J01-01000) was re-issued due to a change of location on 03/03/04, with Planning and Development Department recording approval.
03/01/00	A business license for a M18 (Management or Marketing Service – Any person or firm that conducts budgeting, marketing or management counseling or consulting services for another) category license was processed in by the Department of Finance and Business Services. This license (M18-01877) was issued by Business Services on 03/15/00 with no apparent Planning and Development review. A “cease and desist” order was issued on this license on 04/16/07.
02/23/01	A business license for a T-12 (Answering Message Service – Any person who provides services such as telephone answering, forwarding, message taking, paging or voice mail services) category license was processed in by the Department of Finance and Business Services. This license (T12-00022) was issued by Business Services on 03/13/01 with no apparent Planning and Development review.
12/19/01	A business license for a T18 (Miscellaneous Telephone Sales/Service - A business which sells telephones, cellular phones, and other miscellaneous accessories) category license was processed in by the Department of Finance and Business Services. This license (T18-00489) was issued by Business Services on 01/08/02 with no apparent Planning and Development review.
03/26/02	A business license for a F02 (Finance Company – Any person other than a bank, mortgage company, savings and loan, credit union, trust company or pawnbroker, who is licensed or required to be licensed under NRS 675 in order to lend money to others for profit or to hold himself out to the public) category license was processed in by the Department of Finance and Business Services. This license (F02-00267) was issued by Business Services on 05/30/02 with no apparent Planning and Development review.
05/22/03	A business license for an A23 (Bookkeeper – Any business or person, other than a certified public accountant or public accountant, engaged in providing the service of recording the accounts, transactions or preparation of tax returns on behalf of another business or person) category license was processed in by the Department of Finance and Business Services. This license (A23-01994) was issued by Business Services on 06/06/03 with no apparent Planning and Development review.

06/13/03	A business license for a M21 (Merchandise Broker – Any person who acts as an agent for others in negotiating contracts, purchases, the sale of goods, wares or services and who does not take possession of the merchandise) category license was processed in by the Department of Finance and Business Services. This license (M21-00682) was issued by Business Services on 06/25/03 with no apparent Planning and Development review.
01/05/05	A business license for a F11 (Specialty Food Store – For retail stores selling specialty foods such as See's Candy, Hickory Farms, and ethnic food stores such as oriental markets, etc.) category license was processed in by the Department of Finance and Business Services. This license (F11-00113) was originally issued by Business Services on 01/25/05 and was re-issued due to a change of location on 08/14/06, with Planning and Development Department recording approval on 08/09/06.
04/18/05	A business license for a B20 (Business Support Service – Any business that performs for one or more other businesses a service that is performed internally to a business including billing, mailing, printing, customer service evaluations, process claims/paperwork) category license was processed in by the Department of Finance and Business Services. This license (B20-00916) was issued by Business Services on 06/10/05 with no apparent Planning and Development review. This license has been marked “out of business” as of 03/29/07.
08/12/05	A business license for a Q13 (Law Firm or Law Office – Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00290) was issued by Business Services on 09/02/05 with no apparent Planning and Development review.
09/19/05	A business license for a P27 (Personal Services – Any business that provides personal services, including without limitation a wake-up service, reminder service, errand service, vehicle registration service, personal chef, cook, shopping service or pet sitting service) category license was processed in by the Department of Finance and Business Services. This license (P27-00309) was issued by Business Services on 10/05/05, with Planning and Development Department recording approval on 09/21/05. This license has been marked “expired” as of 02/26/07.
08/25/06	A business license for a P27 (Personal Services – Any business that provides personal services, including without limitation a wake-up service, reminder service, errand service, vehicle registration service, personal chef, cook, shopping service or pet sitting service) category license was processed in by the Department of Finance and Business Services. This license (P27-00381) was issued by Business Services on 09/15/06, with Planning and Development Department recording approval on 09/08/06.

08/25/06	A business license for a Q20 (Interpreter/Translator – Interpreter/Translator Firm comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q20-00056) was issued by Business Services on 09/15/06, with Planning and Development Department recording approval on 09/08/06.
10/23/06	A business license for a Q13 (Law Firm or Law Office – Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00972) was issued by Business Services on 11/15/06, with Planning and Development Department recording approval on 10/25/06.
02/10/07	A business license for a J01 (Jewelry Sales and Repairs – A business which sells new jewelry or repairs jewelry) category license was processed in by the Department of Finance and Business Services. This license (J01-01968) was issued by Business Services on 03/14/07 with no apparent Planning and Development review.
<i>Pre-Application Meeting</i>	
03/01/07	A pre-application meeting was held and elements of this application were discussed. Requirements for the Arts District of the Downtown Centennial Plan were discussed, including the proposed parking alternative. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
03/22/07	The Department of Planning and Development conducted a site visit that found that this was a developed site that encompassed multiple existing buildings. It was also noted that there is an off-premise (billboard) sign on the site that would also be removed to make way for this project. It was noted that the alley that this project requests to vacate appears to be the only vehicular entrance to the residential property to the south of the alleyway.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	General Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
			P-R (Professional Office and Parking)
North	Service Station (without Automotive Repair)	C (Commercial)	C-2 (General Commercial)
	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
	Service Station (without Automotive Repair)	C (Commercial)	C-2 (General Commercial)
East	Mini-Storage Facility	C (Commercial)	C-2 (General Commercial)
	Hotel, Motel or Hotel Suites	C (Commercial)	C-1 (Limited Commercial)
	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
			R-4 (High Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Live/Work Overlay District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan, the following development standards apply to the subject proposal:*

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	116,305 SF	Y
Min. Setbacks		
• Front (3 rd Street)	0 Feet	Y
• Side	5.8 Feet	Y
• Corner (Charleston Boulevard)	5.5 Feet	Y
• Rear (4 th Street)	0 Feet	Y
Max. Lot Coverage	70%	Y
Max. Building Height	160' (12-Stories)	Y
Mech. Equipment	Screened	Y

- * Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements.

Pursuant to the Downtown Centennial Plan, the following residential adjacency standards apply to the subject proposal:*

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	480 Feet	5.8 Feet	Y*
Adjacent development matching setback	20 Feet	5.8 Feet	Y*

- * Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Title 19.08.060 (Residential Adjacency Standards).

Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces (located in islands and/or at the perimeter)	4 Trees	>4 Trees	Y
TOTAL			52 Trees for On-site 40 Trees for Streetscape	Y
Min. Zone Width	n/a		0-20 Feet	Y
Landscape Area Required	10 SF./Parking Space 2,200 SF Total		>2,200 SF	Y
Wall Height	n/a		6 Feet @ Interior PIL	Y

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

Streetscape Standards	Required	Provided	Compliance
East/West Street (Charleston Boulevard)	1 Shade Tree @ 30' O.C. Maximum (min. 24" box) 17 Shade Trees	24 Shade Trees (36" box)	Y
North/South Street (4 th Street)	1 Palm Tree @ 35' O.C. Maximum (min. 25' height) 13 Palm Trees	11 Palm Trees (36" box; no height listed)	N*
North/South Street (3 rd Street)	1 Palm Tree @ 35' O.C. Maximum (min. 25' height) 5 Palm Trees	5 Palm Trees (36" box; no height listed)	Y
Right-of Way Improvements:	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Y

- * The trees planted north of the entry drive met the spacing requirements. Those to the south of the drive do not. A condition of approval has been added to the Site Development Plan Review (SDR-20502) to add two palm trees to the south of the 4th Street entry drive to bring the number and maximum distance in to compliance with the plan. Further, the revised technical landscape plan is required to have tabulated all tree heights along with the quantities and sizes.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:*

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail, Other Than Listed	58,000 SF GFA	1 / 250 SF	225 Spaces	7 Spaces	0 Spaces		Y**
Multi-Family Residential	Studio & 1 Bedroom Units: 880	1.25 spaces / Unit	1,079 Spaces	21 Spaces	0 Spaces		Y**
	2 Bedroom Units: 220	1.75 spaces / Unit	377 Spaces	8 Spaces	0 Spaces		Y**
	Total Units: 1,100	1 Guest Space / 6 Units	178 Spaces	6 Spaces	0 Spaces		Y**
Sub-total			1,859 Spaces	84 Spaces	0 Spaces	22 Spaces	Y**
TOTAL (including handicap)			1,943 Spaces		22 Spaces		Y**

* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

** It is the intention of the applicant to provide parking at the proposed automated parking structure located two blocks north at South Casino Center Boulevard and Coolidge Avenue. This portion of the overall project proposal is being heard as a companion Site Development Plan Review (SDR-20492).

ANALYSIS

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and has a C (Commercial) land use designation. The C (Commercial) designation allows uses comparable to the following land use categories: O (Office), SC (Service Commercial), and GC (General Commercial). The proposed uses are in compliance with the land use designation.

This Rezoning proposes to change the zoning of the subject site where one of the parcels comprising the development is zoned C-1 (Limited Commercial) and the remaining parcel is zoned P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial). The existing and proposed uses established at this location are permissible in a C-1 (Limited Commercial) zoning district which is compatible with the C (Commercial) General Plan designation.

This site is within the Live/Work Overlay District. The mixed-use nature of the proposed development will offer employment and housing options on-site; however, the project does not include any live/work units as outlined in Title 19.06.130.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the C (Commercial) designation.

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the 18b The Las Vegas Arts District. This district, which is within the bounds of the Downtown South district, is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment with its own unique design standards. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

The site encompasses two parcels with a proposed building built across the lot lines. As it is the stated intention of the applicant to create a mixed-use subdivision there will need to be a tentative map review and final map technical review prior to any building permits being issued.

The rezoning has been submitted in conjunction with a proposed Site Development Plan Review (SDR-20502) to site a proposed 12-story mixed-use development that includes 58,000 square foot of commercial space and 1,100 residential condominium units; Vacation (VAC-20522) to vacate a public right-of-way and access easement; Special Use Permit (SUP-20429) to allow a mixed-use development with residential uses in a proposed C-1 (Limited Commercial) zoning district; and Site Development Plan Review (SDR-20492) to site an off-site, 120-foot high, 1,500 space automated parking structure with 12,000 square feet of ground level commercial space.

The proposed rezoning is in conformance with the site's general plan designation and is appropriate for the development as proposed. As this action would bring the portion of the site with multiple zoning districts under one category and the request is compatible with the existing commercial and residential developments in the area, staff is in support of this rezoning.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed rezoning would unify the zoning at this site into one designation that conforms to the General Plan. The site's existing and proposed buildings can accommodate the range of uses identified and is in compliance with the proposed General Plan category.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The proposed rezoning will be compatible with the residential and commercial developments in this area.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

Growth and development factors indicate a need for housing options and services such as will be provided to locate in this area. Given the General Plan designation of C (Commercial) on the subject site, the rezoning to the C-1 (Limited Commercial) zoning district is appropriate for the area.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

South 4th Street will be the principal vehicular access point for the development, with egress to South 3rd Street to the west. The site also abuts West Charleston Boulevard, which will most likely be used by pedestrians patronizing the ground-floor commercial businesses. The site has excellent access to public transportation, which will assist in reducing the number of vehicle trips generated by the development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 297 by Planning Department

APPROVALS 0

PROTESTS 0